

CONSERVATION ADVISORY WORKING PARTY

Tuesday, 8th August, 2023
Time of Commencement: 6.00 pm

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Present: Councillor Trevor Johnson (Chair)

Councillors: Barker MBE Panter Reece

Apologies: Councillor(s) Lawley

Officers: Louise Wallace Urban Design/Conservation Officer

Also in attendance: Dr C Wakeling
Dr Sukey Venables Fisher
Andrew McPhee
Parish Councillor Chrissy Mrozicki
Parish Councillor Celia Jarrett

1. **APOLOGIES**

2. **DECLARATIONS OF INTEREST**

There were no declarations of interest stated.

3. **MINUTES OF PREVIOUS MEETINGS**

Resolved: That the minutes of the meeting held on 11th July 2023 be agreed as a correct record.

4. **PREVIOUSLY CONSIDERED APPLICATIONS**

Resolved: That the report on the decision on applications previously considered by the Working Party be received.

5. **NEW APPLICATIONS RECEIVED**

Resolved: That the following observations be made on applications received:

Butterton Grange Farm, Trentham Road 23/00567/FUL

The working party did not object to the principle of conversion but felt that the scheme was severely lacking in the appropriate information to make a proper assessment. This farmhouse was considered to be one of the most important in Newcastle and there was a possibility that the barns too were also designed or influenced by Sir John Soane. A proper historic farmstead assessment was required to find out more and it was agreed that the scheme should be more respectful to the

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barns themselves and the setting of the main Grade II* LB and that their relationship to one another should be maintained.

The working party felt that the barns should be considered as curtilage listed but regardless of this, the buildings were not fully respected by this scheme both in terms of the number of new openings and lack of consideration of the internal walls, probably due to the large number of units proposed. It was noted that the survey drawings were not complete due to the existing modern barns and questioned if demolition could take place prior to this application being fully considered so the survey could be properly completed.

The scheme did not reflect the sense of space found in the barns as shown on the HS, there was no indication of where the trusses are located, no section and all other details and features were also missing from the drawings – such as shutters, corbelling and venting. This indicated that proper consideration had not been given to the buildings because the HA and the building should inform the scheme and not the other way around.

Spanish slates were not considered appropriate and the working party did not like the proposals for the external space including the cars parked in front of the units and out of character meadow planting in the courtyard.

It was considered that there was a general lack of information for proper consideration for this important range of early 19th century agricultural buildings. The proposed conversion did not reflect the agricultural character of the barns and was unimaginative.

Betley Post Office, Main Road, Betley 23/00591/FUL

The working party generally felt that it was a pointless structure and served no purpose within the vicinity of the local shop. Some felt it was slightly harmful to the setting of the LB and to the conservation area and general streetscene due to its prominent nature. Others felt overall it wasn't harmful to the heritage assets. General consensus was it should only be given a temporary permission.

6. CONSERVATION AND HERITAGE FUND

There were no applications for conservation and heritage fund.

7. URGENT BUSINESS

There was no urgent business.

**Councillor Trevor Johnson
Chair**

Meeting concluded at 7.35 pm